

## Abingdon Village Homes Association

### Monthly Minutes

January 9, 2017

#### Officers:

President	Donna Astern
Vice President	Charisse Keys
Treasurer	Bryan Carl
Secretary	Vicki Nuvill
Pool Director	Johnnie Waters
Maintenance Director	Scott Astern
Social & Architectural Director	Sabrina Arehart
Hospitality Director	Charisse Keys
Manager (non-board)	CFM (Jennifer Copeland)

#### Board of Directors:

Donna Astern	Exp 2017
Charisse Keys	Exp 2018
Bryan Carl	Exp 2018
Vicki Nuvill	Exp 2017
Johnnie Waters	Exp 2019
Scott Astern	Exp 2017
Sabrina Arehart	Exp 2018
Jordan Patterson	Exp 2019

Meeting called to order on December 12th, 2016 7:30 pm

**Present:** Donna Astern, Scott Astern, Charisse Keys, Bryan Carl, Sabrina Arehart, Johnnie Waters, Jordan Patterson

**Absent:** Vicki Nuvill (sick – excused)

Prior to this meeting, Alan Murray resigned from the board.

#### Agenda:

- Approve December Monthly Minutes
  - Meeting minutes were presented for approval. Motion to approve the minutes, Sabrina seconded the motion. Motion carried.
- Treasurer's Report
  - Reviewed monies spent the previous month and money taken in.
    - Bryan checking with the bank Lowe's payment and insurance payment.
  - CFM Financial Report
- President's Report
  - Executive session
  - Realty Packets made for the year – 21
  - Update on lawn care/deep clean
    - Phase IV completed, inspection has not been done, yet.
- Vice President's Report
  - Verizon Hole Covers – at least some have been replaced
- Hospitality Chair
  - Clubhouse rentals – none
  - Welcome packets – none
- Social Chair
  - Planning meeting – clean-up day in April
- Architectural Director's Report
  - No new requests submitted
- Maintenance Director
- Pool Director
  - Discussed pool passes and distribution ideas for this season. Johnnie will present a plan for pool passes & any changes to the pool rules.
- Old Business

- Drywall in office – Scott, Jordan & Bryan agreed to work on as soon as it can be determined that installation of heat/AC unit will not require drywall removal.
- Bids on concrete, heat/AC unit & installation, drainage, bridge – No bids received from CFM. Donna will continue to pursue quotes from CFM & Tytan for bridges & drainage, as well as new insurance quotes. Charisse, Scott & Bryan are getting bids for ductless heat/AC unit before next month's meeting.
- Tabled Business
  - Speed limit petition – no update received
  - Tennis Court Marking – during spring clean-up day
- New Business
  - Board Vacancy – discussed possible replacements
  - January projects
    - Taxes, trees
    - Rules & Regulations - Motion to revise rules & regulations. Seconded by Scott. Motion carried.
  - February projects
    - Pool passes & pool rules
- Homeowner forum
- Date for the next meeting 2/13/17
- Executive Session – legal and manager's report update

The meeting was adjourned at 8:30 pm.

Respectfully submitted,

Vicki Nuvill  
Secretary  
Abingdon Village Homes Association